

# Capital Facilities







DIVIDER PHOTO: REDMOND CITY HALL CAMPUS

So each one  
add one,  
'til our fortunes' build



# Future Vision for Redmond: Capital Facilities

## Infrastructure and services meet the needs of a growing population and promote a safe and healthy community.

Redmond provides high-quality public safety services and well-maintained and dependable public facilities. The community continues to enjoy excellent fire and emergency response times, professional police services, beautiful parks, clean drinking water, and effective wastewater and stormwater management because the capital facilities needed to provide these services were, and still are, planned and maintained for the long term. An efficient multimodal transportation system has taken shape and is continually improved. Redmond residents also embrace and support the high-quality educational, cultural and recreational facilities in the community.

## This long-term planning for services and facilities

carries out the Comprehensive Plan goals and policies, such that new development and new services and facilities arrive concurrently. Over the past 20 years, all the areas of urban unincorporated King County within Redmond's Potential Annexation Area have been annexed to Redmond, so that residents may receive a full range of urban services.

## The cost of providing and maintaining Redmond's quality services and facilities is borne equitably, balancing the needs of the community with those of the individual.

Redmond continues to draw from diverse revenue streams to finance capital facility projects. Additionally, maintenance of new facilities is anticipated well in advance as part of the capital planning program to ensure facility maintenance costs can be effectively incorporated into the City's operating budget. The public facility costs associated with new growth are recovered in part using impact fees that reflect up-to-date costs, including those related to land acquisition and construction. In addition, Redmond continues to seek grants and other outside funding to maintain its high quality of life.

## Organization of This Element

### Introduction

### A. Capital Facilities Inventory

### B. Capital Facility Planning

### C. Capital Investment Plan

### D. Redmond's Revenue Sources

### E. Lands Useful for Public Purposes

### F. Capital Planning References

## Introduction

The Capital Facilities Element is a critical part of Redmond's Comprehensive Plan. It establishes policies to direct the development of the City's capital investment program in support of the community's vision for the future. It guides the actions of public agencies, as well as private decisions related to individual developments. The Capital Facilities Element helps achieve Redmond's vision by:

- Providing a clear definition of the role and purpose of the City's capital investment program, which refers to all planning and budget documents that guide Redmond's capital investments;
- Assuring that capital facility investments are prioritized to support growth in the locations targeted in the Land Use Element, including infrastructure to support vibrant Downtown and Overlake Urban Centers and the Marymoor Local Center;
- Identifying service standards for capital facilities to meet community expectations for municipal service delivery;
- Requiring that adequate long-term financial capacity exists to provide capital facilities needed to support expected growth, while maintaining adopted service standards;
- Improving the reliability and resiliency of Redmond's facilities so that, in the event of a natural disaster, essential services are not compromised.
- Furthering Redmond's sustainability principles by minimizing environmental impacts of capital facilities when possible and mitigating unavoidable impacts; and
- Anticipating needs and costs for capital asset preservation and replacement.

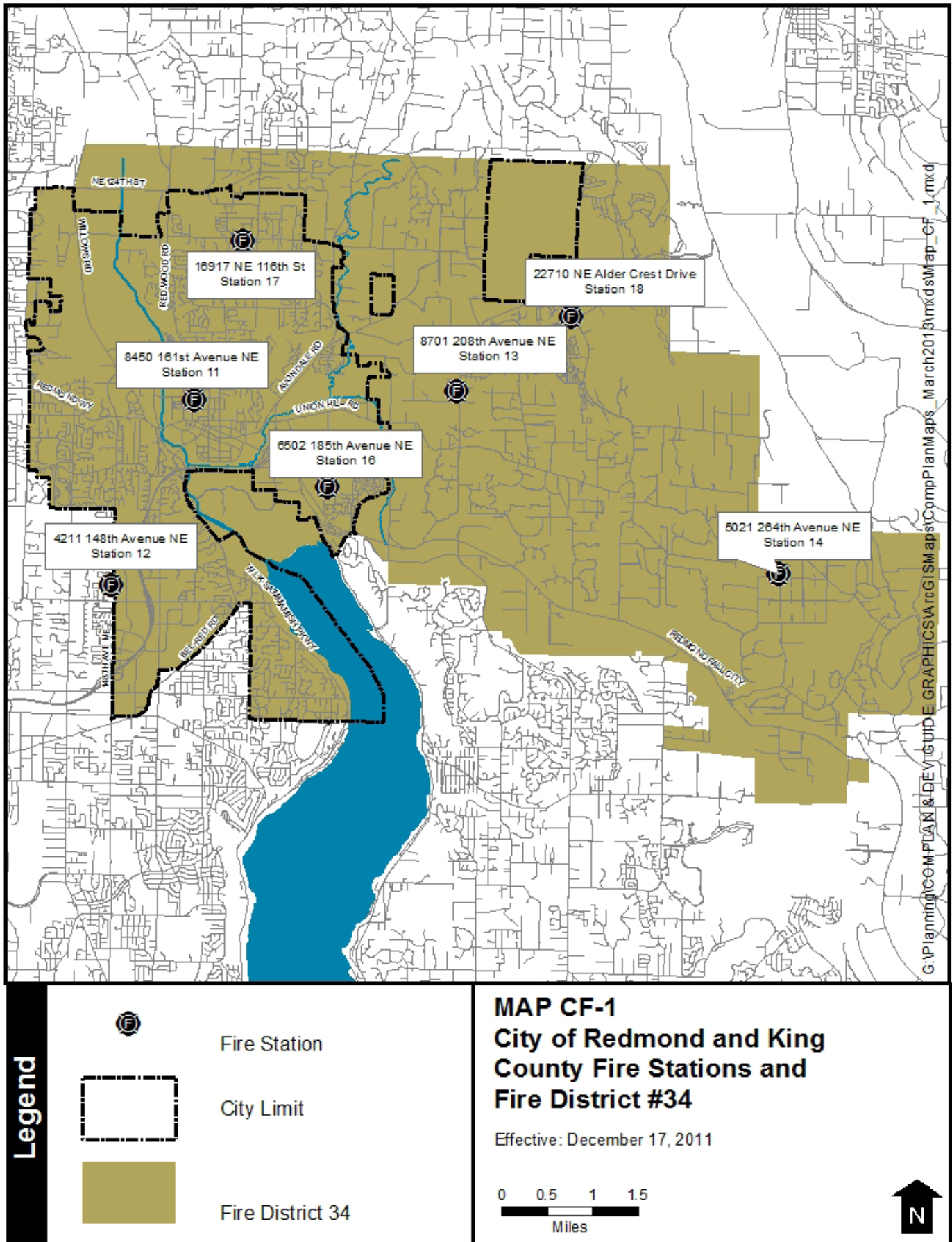
## A. Capital Facilities Inventory

The City provides services through capital facilities (such as parks recreation centers, and police and fire stations), transportation systems (streets, trails, and bikeways), and utility infrastructure (water, wastewater and surface water systems). This section provides a brief summary of existing publicly owned capital facilities that support services to those who live and work in Redmond. The descriptions are intentionally brief; the documents listed at the conclusion of this element contain detailed information on existing and planned capital facilities in the City of Redmond.

### Fire and Emergency Medical Response

The Redmond Fire Department serves the City of Redmond and Fire District 34, providing a full range of fire suppression and emergency medical response services. The Fire Department operates a total of nine facilities, seven of which are fire stations. There is also a fleet maintenance building and a storage building for the Community Emergency Response Team. The Fire Department's stations are within a 45-square mile service area. The Department's mission is to continuously protect and preserve life and property through quality education, prevention, disaster preparedness and rapid emergency response within the City of Redmond and King County Fire District 34 (see Map CF-1). The Department also provides emergency medical services at the "Basic Life Support" level and is the lead agency for Northeast King County Medic One to deliver "Advanced Life Support."







## **Parks and Recreation Facilities**

Redmond operates four recreation centers and 46 parks. The City's facilities include a range of neighborhood, community and resource parks, and a network of trails used for transportation and recreation. There are more than 56 miles of trails in Redmond that have been constructed by the City, King County and Washington State Department of Transportation and others. Private parks and trails are also owned and maintained by entities such as homeowners' associations. The four recreation centers operated by the City are: the Old Redmond Schoolhouse Community Center, the Old Firehouse Teen Center, the Senior Center and the Redmond Pool.

King County's Marymoor Park is located in the heart of Redmond between the Downtown, SE Redmond and Idylwood neighborhoods. It contains more than 600 acres of recreational area, such as baseball and soccer fields, a velodrome, a climbing rock, model airplane flying, a dog off-leash area and horseback riding trails.



*Sports field at Grasslawn Park*

## **Police Facilities**

The City of Redmond Police Department provides public safety services, community outreach, and plans for capital facility improvements and equipment needs required to ensure quality public safety. City policing is carried out in partnership with the community, through long-term problem solving, crime prevention and law enforcement and provides backup for surrounding jurisdictions. The Police Department's primary capital facility is its operations center located in the City's Public Safety Building on the Downtown Municipal Campus.

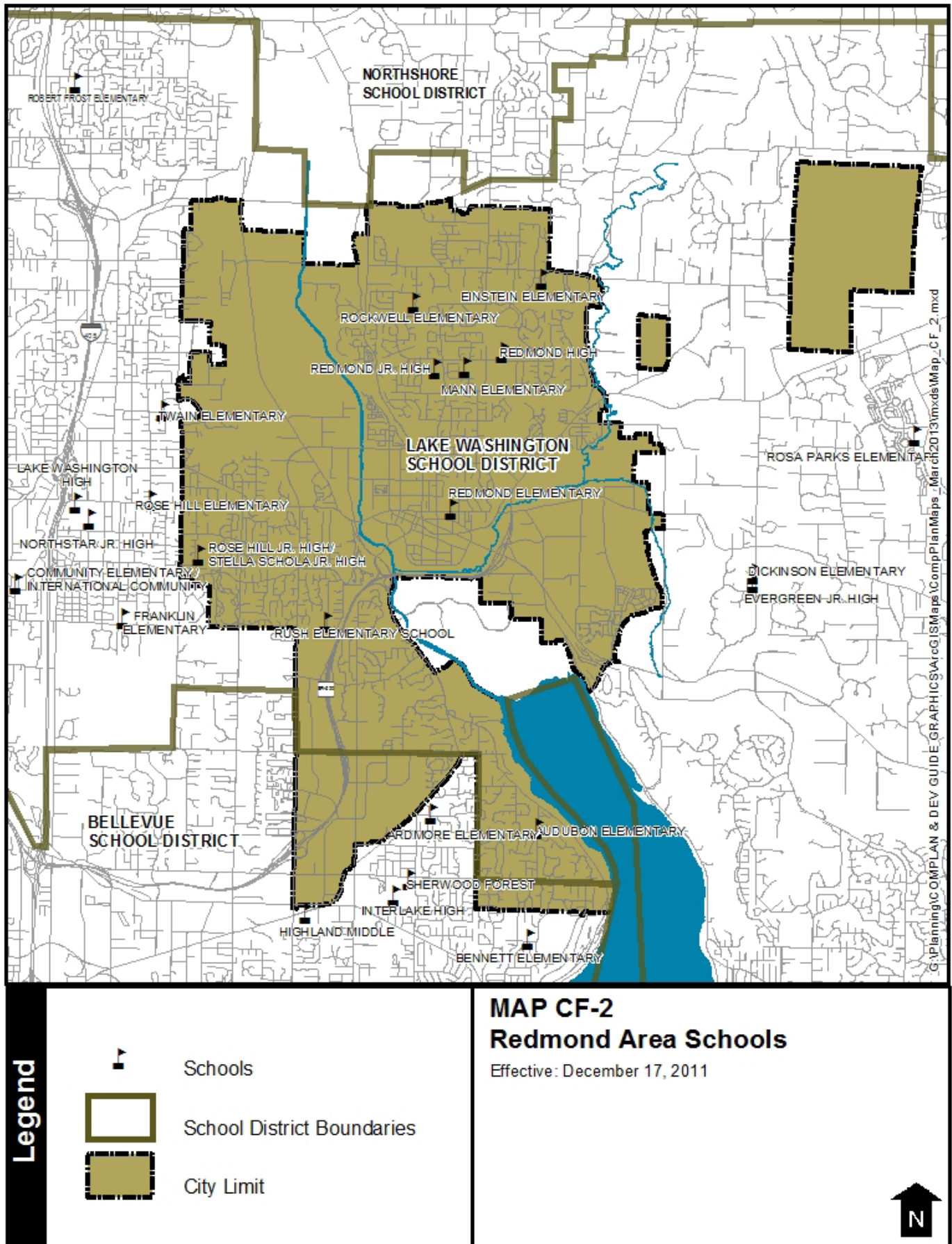
## **Public Educational Facilities**

The Lake Washington School District (LWSD) serves most of Redmond by providing public primary and secondary education. The locations of existing LWSD facilities are shown in Map CF-2. The Bellevue School District serves portions of Redmond in the Idylwood and Overlake neighborhoods. The Northshore School District serves the English Hill neighborhood, which is part of Redmond's Potential Annexation Area north of NE 128th Street.



*Redmond High School*







## **Sewer Facilities**

The City of Redmond through its sewer utility is the sole provider of sewer service within the Redmond city limits and the Novelty Hill Service Area. The Redmond sewer system consists of a network of conveyance pipes and pumping facilities, including 220 miles of sewer line and 23 pump stations. The system works primarily on a gravity feed basis with some assistance from pumping stations.

Larger transmission mains carry waste to King County interceptors, with sewage ultimately treated at King County's Brightwater treatment plant for the majority of the city and at the South treatment plant for a portion of Overlake. Some properties in Redmond are served by private septic systems.

## **Stormwater and Surface Water Facilities**

The City of Redmond Department of Public Works Natural Resources Division manages drainage systems, stormwater facilities and surface water systems for the city. The goals are to: (a) convey water runoff from common storm events so that the utility of streets, sidewalks and public lands/facilities is not adversely impacted; (b) provide for system overflow during significant storm events to minimize impacts to buildings and property; (c) provide treatment facilities to remove pollutants; and (d) provide for natural systems that are stable and maximize the habitat value. There are more than 220 miles of public drainage pipes in the city, more than 50 miles of surface waters (such as streams and creeks), and hundreds of stormwater control facilities (detention/retention and water quality). The Natural Resources Division inspects the more than 1,400 private drainage and stormwater facilities to ensure these systems are maintained and functioning as designed. Maintenance of the public stormwater system occurs via the City's Maintenance and Operations Center.

## **Transportation Facilities**

Redmond is served by a multimodal transportation system designed to move people and goods, and support Redmond's planned land use. The transportation system is designed to support travel by pedestrians, bicyclists, transit riders, motorists and for moving goods. The City's transportation system supports and enhances the City's land use vision through 350 lane miles of roadway, 180

miles of sidewalk, and 13,000 street and traffic control signs. This is done by maintaining and developing a sustainable, clean, accessible, safe and efficient transportation system. The City is primarily responsible for the infrastructure planning, construction, operations and maintenance of over its existing streets and associated traffic control hardware, sidewalks and bicycle lanes. Public transportation services and facilities are operated by King County Metro and Sound Transit. The Washington State Department of Transportation is responsible for the development and maintenance of the State Route 520 Corridor and has some limited maintenance and development responsibilities associated with State Route 202 in Redmond.

## **Water Facilities**

Water facilities serving the City of Redmond and the Novelty Hill Service Area are developed and maintained by the City's water utility. Water is supplied through a combination of local City-owned wells and water purchased from Cascade Water Alliance. Redmond's water system consists of five well sites, 10 water storage tanks, and 330 miles of water pipe, serving residential and business customers through 19,110 meters. The City also owns 94 monitoring wells in the wellhead protection areas. Several facilities are jointly owned with the Cities of Bellevue or Kirkland.

## **General Government Facilities**

The City owns, leases and operates numerous facilities (buildings) which serve a multitude of purposes, enabling the City to provide administrative, maintenance and critical governmental services to the community, including public safety (police and fire), parks, human services, public works, planning and development, and city government administration. These services sustain and enhance the quality of life for our community. The City's inventory includes 26 core facilities located on 14 sites, totaling over 500,000 square feet. Facilities include City Hall, the Public Safety Building, fire stations, community and recreation centers, parking garages, and maintenance buildings. The City's Maintenance and Operations Center personnel conduct repair and maintenance activities on the City's entire capital infrastructure and provide fleet management services for more than 250 pieces of rolling stock and 150 pieces of equipment.



## B. Capital Facility Planning

### Capital Facilities and Functional Plans

Successfully planning for the development of major capital facilities, such as water, sewer, public safety, parks and transportation, requires a disciplined and comprehensive process. The City of Redmond accomplishes that objective through the development of functional plans consistent with policies in the Capital Facilities Element and requirements for capital facility planning set forth by the Growth Management Act. The City of Redmond Water System Plan and Transportation Master Plan are examples of such functional plans.

Together, the policies in the Capital Facilities Element, the City's functional plans, its capital budget, the Capital Investment Strategy and the long range financial strategy for capital investments comprise Redmond's Capital Facilities Program (CFP). This comprehensive planning and budgeting framework is used to assess the capital facility needs of the City based on service standards, the cost of obtaining and maintaining facilities over the long term, and financing strategies. Functional plans are core components of the CFP and provide opportunity for a detailed, professional assessment of background information, current and future needs, and alternative strategies for meeting those needs. Development of some of these documents, such as the Parks, Arts, Recreation, Cultural, and Conservation (PARCC) Plan and the Transportation Master Plan, also incorporates significant public involvement through the use of open houses and other outreach efforts.

**CF-1    Develop and regularly update functional plans that assess capital facility needs and strategies for addressing such needs. Provide opportunities for public involvement appropriate to the nature of the update. Use functional plans to guide the development of capital priorities and investment decisions within each of the following functional areas:**

- Fire protection and response, including

the city and Fire District #34;

- Police protection;
- Stormwater and surface water management;
- Water and sewer systems;
- Parks, arts, recreation, culture and conservation;
- Transportation;
- Emergency preparedness and management;
- General government facilities; and
- Other functional areas as identified.

**CF-2    Include in functional plans and supporting documents, at a minimum, the following features necessary for maintaining an accurate account of long-term capital facility needs and associated costs to the City, and consistency with the Comprehensive Plan and the Zoning Code:**

- A description of the current capital facility infrastructure and the scope and cost of its operation and maintenance;
- A description of current capital facility deficiencies and appropriate funding strategies to remedy these deficiencies;
- An analysis of capital facilities needed through the year 2030, at a minimum, and preliminary cost estimates to meet those needs;
- An analysis specifying how capital facilities will be financed and maintained;
- A description of the functional plan's public outreach, participation and review process;
- Criteria to be used to prioritize projects and inform the Capital Investment Strategic Plan;
- A description of how the functional plan and supporting documents respond to Growth Management Act requirements; and



- An analysis indicating that the functional plan, including any subsequent revisions to or modifications of the functional plan, is consistent with the Comprehensive Plan policies, Zoning Code regulations, and the Capital Investment Strategic Plan.

**CF-2.5 Ensure that functional and strategic plans address emergency preparedness needs as applicable including:**

- Seismic retrofits;
- Infrastructure resiliency (“Safe-to-fail”) mechanisms including backup power generation, resilient network infrastructure, and communications; and
- Methods and facilities (“Alternative Service Centers”) to provide essential services including shelter, food and water, medical care, cleanup, and restoration. Local alternative Service Centers in areas of the City less susceptible to hazards liquefaction, landslides, and floods.

**CF-3 Review proposed functional plans and updates to existing functional plans to ensure that the plans:**

- Focus on infrastructure needs in both developed and developing areas of Redmond,
- Are consistent with the Comprehensive Plan, and
- Comply with state law.

**CF-4 Require that new functional plans and updates to existing functional plans adhere to the following review processes:**

- For minor modifications to existing plans, administratively review changes that are consistent with and do not impede the implementation of the Comprehensive Plan.
- For major updates and new functional plans, use the Comprehensive Plan amendment review process. A major update is characterized by any of the following:

- » Amendments representing more than clarification of existing language or intent;
- » Significant changes to anticipated service provision based on new analyses, assumptions or implementation strategies;
- » Changes proposed by private parties that are inconsistent with or may impede implementation of the Comprehensive Plan.

**CF-5 Require that properties, when they develop or redevelop, construct or contribute to improvements as identified in adopted plans.**

**CF-5.5 Engage the community during the capital planning and implementation process to seek input, inform direction and provide updates.**

### Service Standards

Service standards represent a yardstick against which to measure the safe and reliable performance of a particular type of capital facility. Service standards may be defined by local, state or federal law, as is the case with water and sewer systems and facilities. Standards may also be recommended by national professional associations, as is the case for parks, or may be locally defined based on community preferences, such as policing standards. Once service standards are established for capital facilities, they become a requirement that dictates what type and level of investment must be made to maintain the standards. Increased population and employment growth, for example, may generate the need for increased levels of capital investment to keep capital facilities performing up to standard.

**CF-6 Establish capital facility service standards that help determine long-term capital facility and funding requirements.**

- Water system:

- » A flow volume that meets instantaneous demand together with projected fire flows.

- Sewer system:

- » A level that allows collection of peak wastewater discharge plus infiltration and inflow.

- Transportation facilities:

- » Transportation service standards help identify the need for growth-related transportation services, programs and projects, as well as those that serve people already living and working in Redmond. Redmond has adopted a type of standard based on person mobility, which encompasses all modes of travel including trips by vehicles, walking, biking and transit.

Mobility-based standards support transportation concurrency, meaning the transportation system is continually balanced as programs and projects are implemented proportionally with the level of growth and implement the City's land use vision. Refer to the Transportation Master Plan and policies TR 26-28 for further information on mobility.

The target threshold for Redmond's mobility-based transportation service standard strives for a condition where enhancement of the transportation system occurs concurrently, proportionately, in parallel with City growth, and in a manner consistent with the Comprehensive Plan and the State Growth Management Act.

In addition, the mobility-based service standard is designed to have the effect of prioritizing future improvements and expanding travel choices to achieve a multimodal travel environment. Programs, projects and services in response to existing and growth-related travel include those that improve access and connections, including motor vehicle operations, public transit service levels, the walking and bicycling environment, and transportation demand management.

- Parks and recreational facilities:

- » Children's Play Areas & Outdoor Sports & Fitness Facilities Service Areas: All residents should have convenient access to these facilities, which is calculated as within one mile depending on the quantity and quality of facilities.
- » Outdoor Sports Fields Usage Rates: Sports fields should be operated at 80% capacity or less. If the facility is used at a higher rate, it triggers the need to plan for additional capacity.
- » Urban Parks Criteria: Both of Redmond's urban centers, Downtown and Overlake, should contain sufficient urban park acreage to meet all urban park service criteria:
  - » Serve the daily recreational needs of neighboring residents, and at the same time, are destination gathering places,
  - » Approximately two acres in size or larger,
  - » Urban parks within an urban center combined or individually can accommodate crowds of up to 10,000 people for community events,
  - » Sufficient infrastructure to support community events, and
  - » Designed and constructed with quality amenities and materials.
- » Trails: The target population has convenient access to public trails from home or office. This is calculated as a quarter mile from trail access points. The target population is 100% of residents and 25% of workers in Redmond.
- » Recreation: Achieve or exceed projected number of registrations per year by program area (exercise, recreation, special events, and arts).



- Fire protection:
  - » Travel time of six minutes or less for 90 percent of emergency fire and medical calls in the city.
- Police protection:
  - » Police capital facility needs are associated with police protection, operations, special operations and support services. The service standard is to have facilities and equipment sufficient to meet the demand for police services.
- Stormwater and surface water facilities:
  - » A level that permits adequate drainage for the appropriate rainfall duration and intensity to ensure the safety, welfare and convenience of people in the developed areas.
  - » A level of stormwater treatment that adequately protects surface and groundwater quality and aquatic life.
  - » A level of stormwater detention such that the rate of flow from a property shall not exceed pre-development levels.
  - » A stormwater system that is maintained per NPDES permit requirements.
  - » A level that permits fish passage through all Class 2 streams.
  - » A level that adequately protects fish and wildlife habitat.
- General government facilities:
  - » Facilities that are safe and meet all applicable building standards, codes, state and federal regulations, and environmental quality aspects.
  - » Facilities that are properly sized, designed for their intended purpose, and evolve to meet future demands, such as population growth, expanded infrastructure, and changes in regulatory requirements.
  - » Critical facilities are built or upgraded to standards that increase the likelihood that vital services continue in the event of a disaster.

## C. Capital Investment Strategy

### Plan-Level Financial Balance

The Capital Investment Strategy describes the capital investments, costs, sequence, forecasted revenues, and strategic actions needed to deliver Redmond's long-term vision. Fulfilling Redmond's vision for the future is highly dependent on the City's ability to provide and maintain adequate capital facilities. The City must be able to demonstrate that it can afford to construct the facilities that are needed to support growth anticipated by the Land Use Plan, both to preserve the high quality of life offered by Redmond, as well as to meet mandates of the Growth Management Act.

The success of the Comprehensive Plan hinges on "plan-level financial balance." This means the financial capability to operate programs and construct adequate facilities at the time they are required, in support of growth anticipated by the adopted Land Use Plan through the planning period (year 2030). This does not require that the details or timing of every capital project be identified in advance. Rather, it calls for general comparison of anticipated capital improvements to be made against reasonably expected revenues to ensure that they are in balance.

#### **CF-7 Develop and maintain a strategic plan for implementing capital projects in support of the City's land use vision as described by the Comprehensive Plan. The intent of the plan is to:**

- Guide the City's investment decisions in the near, middle and long through 2030;
- Identify high-priority capital projects planned for 2031-2040;
- Further strengthen the City's readiness for grant applications and partnerships;
- Help the City to strategically leverage capital investment opportunities working in partnership with others when consistent with City capital investment priorities;
- Ensure effective use of public funds;

- Develop strategic and innovative infrastructure funding approaches, consistent with the Long-range Financial Strategy, which considers available and potential resources, and best positions Redmond for the upcoming six-year investment period and
- Inform the community of the overall improvement plan.

**CF-8 Ensure that the Capital Investment Strategy:**

- Is consistent with the Comprehensive Plan;
- Reflects estimated project costs based on a standard approach;
- Uses functional plans, strategic plans, and asset management data as the primary sources of planned capital investments, and efforts are aligned to achieve consistency when planning and prioritizing projects;
- Summarizes the revenue and expense components of the City's functional plans;
- Includes financial data for capital spending in support of growth anticipated by the adopted Comprehensive Plan through the planning period to 2030 and the 20-year capital investment period;
- Identifies key strategic actions and investments needed to carry out the Comprehensive Plan vision for Downtown, Overlake and established neighborhoods;
- Summarizes planned capital facility improvements, sequencing and costs over a 20-year period;
- Prioritizes planned six-year CIP projects;
- Takes into account staff resources and funding availability to implement planned CIP projects;
- Includes all functional areas: Transportation, Parks, Water, Stormwater, Sewer, Police, Fire and General Government, and other functional areas as identified;



*Redmond City Hall*



*A helmet rests in a locker at Fire Station 17*



- Addresses service deficiencies;
- Addresses ongoing operating costs, capital maintenance, preservation and replacement;
- Explores options to address the funding gap;
- Develops funding strategies;
- Identifies follow-up work for future CIS efforts; and
- Monitoring and reports on progress.

**CF-9 Define “plan-level financial balance” as the financial capability to construct and operate adequate capital facilities at the time that they are required, in support of growth anticipated by the adopted Comprehensive Plan through the planning period to 2030 and the 20-year capital investment period.**

**CF-10 Biennially evaluate the City’s ability to achieve “plan-level financial balance.” Take one or more of the following actions if the financial capacity to provide necessary capital facilities for all or part of the city is found to be insufficient:**

- Reassess planned land use and adjust the capacity for growth,
- Institute mechanisms for phasing or deferring growth,
- Reassess service standards for capital facilities, or
- Identify new revenue sources.

**CF-11 Adopt the City’s Six-Year Capital Improvement Program (CIP) as the short-term budgetary process for implementing the long-term capital investment strategic plan. Ensure that project priorities, funding allocations, and financing strategies incorporated in the CIP are substantially consistent with the Capital Investment Strategic**

## **Plan.**

### **Focus on Redmond’s Centers**

The Downtown Redmond and Overlake Urban Centers will accommodate much of Redmond’s growth over the planning period and beyond. The Land Use Element recognizes that since growth will focus on these areas; investment in facilities should likewise focus on these areas.

#### **CF-12 Use capital facilities to attract growth to centers by:**

- Giving priority to funding for public facilities and services within the Downtown and Overlake Urban Centers,
- Creating a mechanism to provide ongoing capital funds for Redmond’s Urban Centers, and
- Prioritizing projects outside these Urban Centers that will increase mobility to and from the centers.

## **D. Redmond’s Revenue Sources**

### **Unrestricted Capital Revenue**

Consistent with the long-range revenue forecast, a portion of revenues available for capital investment within the City of Redmond’s Six-Year Capital Improvement Program (CIP) are unrestricted revenues. Unrestricted revenues do not have restrictions placed by state law on how they are spent. The City may allocate unrestricted funds to various functional areas on a percentage basis to better facilitate long-range capital planning and year-to-year consistency within the capital investment program. This permits the community to clearly assess the City’s funding priorities to particular functional areas, and also permits those responsible

for development of capital facilities to rely on specific revenue streams and plan facility development accordingly.

**CF-13 Prepare a long-range revenue forecast to promote consistency and stability in capital planning and programming, as well as to inform the Budgeting by Priorities process and Capital Investment Strategic Plan. Determine through the biennial review of fiscal policies the percentage allocation of unrestricted capital revenues to functional areas.**

### Developer and Other Restricted Funding

Restricted revenues include those collected through taxes and fees. Impact fees are a type of restricted revenue that allow new growth to assume an equitable share of the costs associated with growth. To promote orderly growth and ensure that adequate facilities are available to serve it, the Growth Management Act (GMA) provides the City of Redmond with the authority to collect impact fees for (a) public streets and roads; (b) parks, recreational facilities and open space; (c) school facilities; and (d) certain fire protection facilities. State law also allows for the “pooling” of impact fees, whereby fees are allocated to projects that will be completed within the six-year fee collection window.

The City’s policies for establishing and maintaining impact fees are provided below. For Redmond, impact fees are a necessary funding strategy that allows the community to achieve its vision for 2030—that while growth will occur, quality capital facilities will be provided for the long term.

**CF-14 Follow the principle that growth shall pay for the growth-related portion of capital facilities. When imposing impact fees on new development, the City will:**

- Impose fees only for system improvements that are reasonably related to growth;
- Structure the impact fee system so that impact fees do not exceed the proportionate share of the costs of system improvements attributable to growth and are reasonably related to the new development;
- Balance impact fee revenues with other public revenue sources to finance system improvements that serve new development;
- Use fee proceeds for system improvements that will reasonably benefit the new development;
- Prohibit the use of impact fee proceeds for correcting existing capital facility deficiencies;
- Maintain an annual adjustment to impact fees based on an appropriate capital cost index and other relevant local construction data, subject to annual City Council approval;
- Review the impact fees and the indices used periodically to ensure that the fees reflect the cost of planned system improvements related to growth; and
- Pool fees to more efficiently fund capital facilities resulting from new growth.

Many opportunities arise for the City to obtain funding for capital facilities from outside sources, such as state and federal grants. Securing these outside funding sources usually requires supplying some local matching funds. Using local funds as a match to grant funds, as opposed to using local funds as the sole source of funding of projects, allows the City to more efficiently leverage its financial resources. In addition, other financing strategies are available to the City to further support the capital program. Presenting these options in tandem with capital plans allows decision makers and the public to consider implications of alternative financing.

**CF-15 Aggressively pursue funding from other levels of government,**





*Watershed in winter months*

**nonprofit and private agencies to accomplish the City of Redmond's capital investment program, while optimizing use of City resources. As appropriate, pursue alternative financing strategies such as public-private partnerships to further support the capital program.**

**CF-16 Consider exempting from payment of impact fees certain developments that have broad public purpose when adopting an impact fee ordinance.**

### **School Facilities**

Upon the formulation of a school Capital Facility Plan and at the request of the responsible school district, the City of Redmond has the authority to impose impact fees to pay for new school facilities that future growth necessitates. The City must exercise diligence in assuring that the facility plans developed by the school district are consistent with the amount and location of growth envisioned in the Redmond Comprehensive Plan. Similarly, the City must determine that the school service standards used by the school district in development of the school facility plan are consistent with community expectations and values.

**CF-17 Require school districts that propose to have the City of Redmond impose impact fees for them to prepare Capital Facility Plans that include:**

- Plans for capital improvements and construction over a 20-year horizon,
- A demonstration of how facility and service needs are determined,
- An annually updated six-year (or longer) finance plan that demonstrates how capital needs are to be funded,
- Population and demographic projections consistent with those used in developing the City's Comprehensive Plan, and
- An assessment and comparison of the condition and functional characteristics

of school facilities across the entire district.

## E. Lands Useful for Public Purposes

To ensure that adequate lands are available for public uses, the GMA requires local governments to identify lands useful for public purposes, including land for governmental functions, such as parks and recreation areas, streets, trails, transit, fire stations, other governmental buildings and utilities.

Redmond's primary strategy for identifying lands useful for public purposes is to identify them in functional plans (and therefore the Capital Facility Element). Many of these sites are also identified in general terms in the various elements of the Comprehensive Plan. As the City acquires these properties, they may be identified more specifically in functional plans; or, if they are large, they may be identified on the Land Use Plan Map.

**CF-18 Identify lands useful for public purposes in functional plans and in the appropriate elements of the Comprehensive Plan. Identify alternative sites or lands more generally where acquisition is not immediate. Identify lands specifically when acquired and used for public purposes on the Land Use Map, or in the appropriate elements of the Comprehensive Plan where not otherwise identified by City or other governmental agency functional plans.**

In addition to identifying lands useful for public purposes, the GMA also requires the local governments in a county to cooperatively develop a prioritized list of lands required for public facilities that serve more than one jurisdiction. These "shared needs" public facilities may include joint-use facilities or facilities that serve a region or the whole county. Local capital acquisition budgets must be consistent with this prioritized list.

**CF-19 Identify shared needs and the lands that may be used to meet these needs with nearby cities, King County, neighboring counties, the State of Washington, the Puget Sound Regional Council, school districts, special purpose districts and other government agencies. Maintain a capital acquisition budget and schedule that reflects the jointly agreed upon priorities.**

## F. Capital Planning References

Functional plans are major components of the City's overall Capital Facilities Program. The following functional plans have been adopted by the City and may be consulted for more detailed information regarding existing and planned facilities, service standards and facility development:

- City of Redmond, Stormwater Comprehensive Plan (Includes Regional Stormwater Facilities Plan, February 2010; Stormwater Management Plan/ NPDES Phase II Permit, 2013; Watershed Management Plan, 2011).
- City of Redmond, Fire Service Master Plan, 1990-2010. Adopted 1992; amended 2000.
- City of Redmond, General Sewer Plan, 2009-2014. Adopted 2009.
- City of Redmond, Parks, Arts, Recreation, Culture and Conservation Plan, 2017-2030. Adopted 2017.
- City of Redmond, Police Department Functional Plan, 2014-2030. Adopted 2014.
- City of Redmond, Transportation Master Plan, 2013-2030. Adopted 2013.
- City of Redmond, Water System Plan, 2011-2017. Adopted 2011.
- King County, Final 2009 Comprehensive Solid Waste Management Plan.
- King County, Local Hazardous Waste Management Program. Adopted 2001. Updated 2010.
- Lake Washington School District, Six-Year Capital Facility Plan, updated and adopted annually.